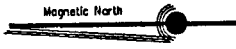
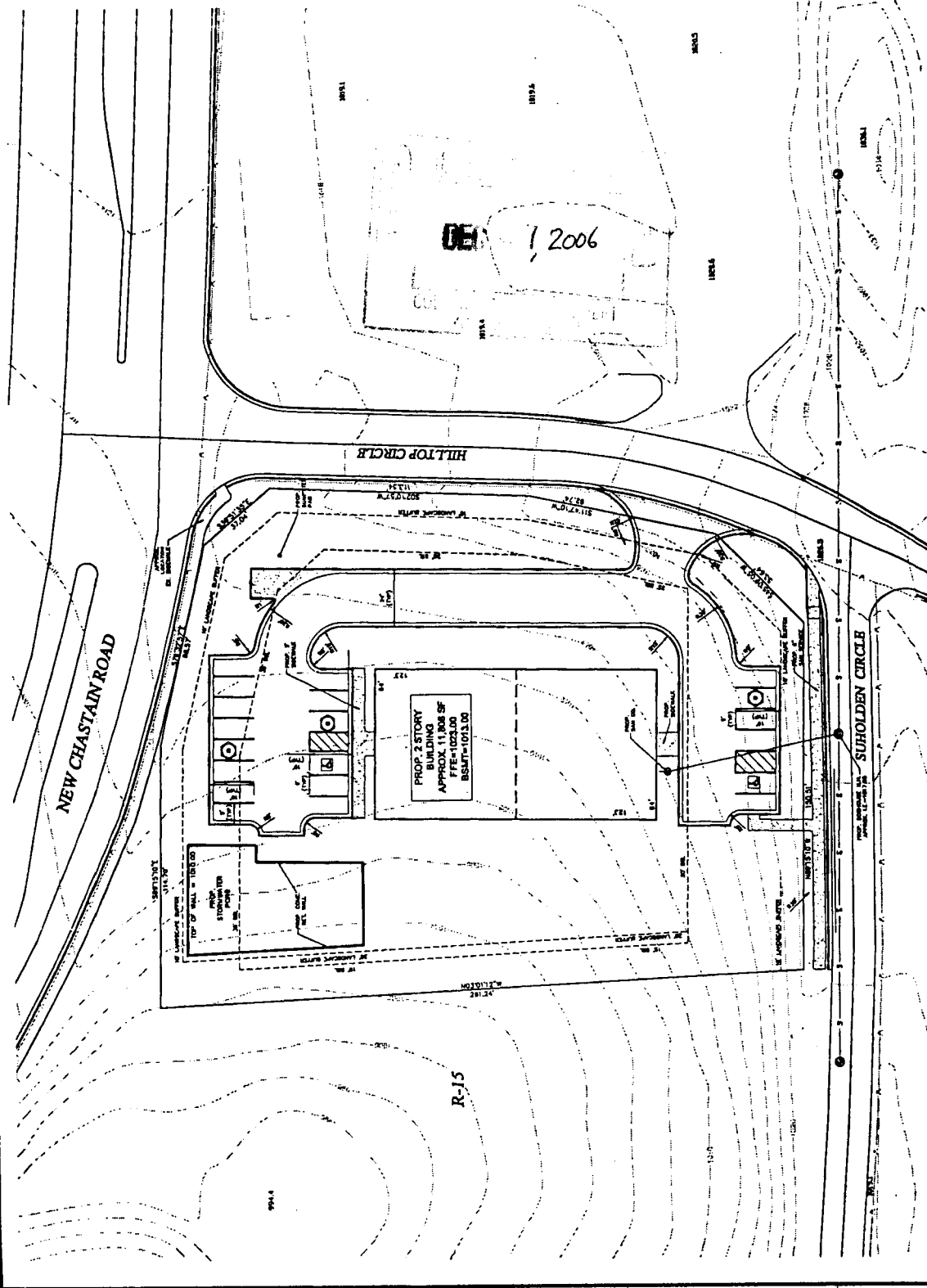


SITE ZONING: O & I
SITE AREA: 1.30 ACRES
DISTURBED AREA: 1.00 ACRES
BUILDING SETBACK LINES:
 FRONT: 10 FT
 SIDE: 10 FT
 REAR: 10 FT
BUILDING SUMMARY:
 1 UNIT
PARKING SUMMARY:
 10 SPACES
APPROXIMATE EARTHWORK SUMMARY:
 CUT: 100 CY
 FILL: 500 CY
 NET: 400 C.Y. RL



REVISIONS	
NO.	DATE
1	10/1/2006

CHARTERED PROFESSIONAL ENGINEER	
NAME	DATE
JOHN A. BLACKWELL	10/1/2006



CHASTAIN BLACKWELL OFFICE

CONCEPTUAL GRADING PLAN FOR
 LAND LOT 422, 18th DISTRICT, SECTION 2, COBB COUNTY
 6527 Peach Drive - Suite 400
 Marietta, Georgia 30066
 Phone: (770) 426-7711
 Fax: (770) 426-7711
 www.blackwell-engineers.com
 Chastain Project - 10/1/2006 - CONTRACT 10/06/06



APPLICANT: Heritage Hospice

770-423-5959

REPRESENTATIVE: Shannon Collins

770-423-5959

TITLEHOLDER: W. Paul and Lee W. Strohauser

PROPERTY LOCATION: Located on the west side of Hilltop Circle,
between New Chastain Road and Suholden Circle.

ACCESS TO PROPERTY: Hilltop Circle

PHYSICAL CHARACTERISTICS TO SITE: Wooded

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/ Self service storage facility

SOUTH: R-20/ single-family houses

EAST: NRC/ Walgreen's

WEST: R-15/ Single-family house

PETITION NO: Z- 8

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: FST-6

PROPOSED ZONING: OI

PROPOSED USE: Hospice Facility

SIZE OF TRACT: 1.3 acres

DISTRICT: 16

LAND LOT(S): 422

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

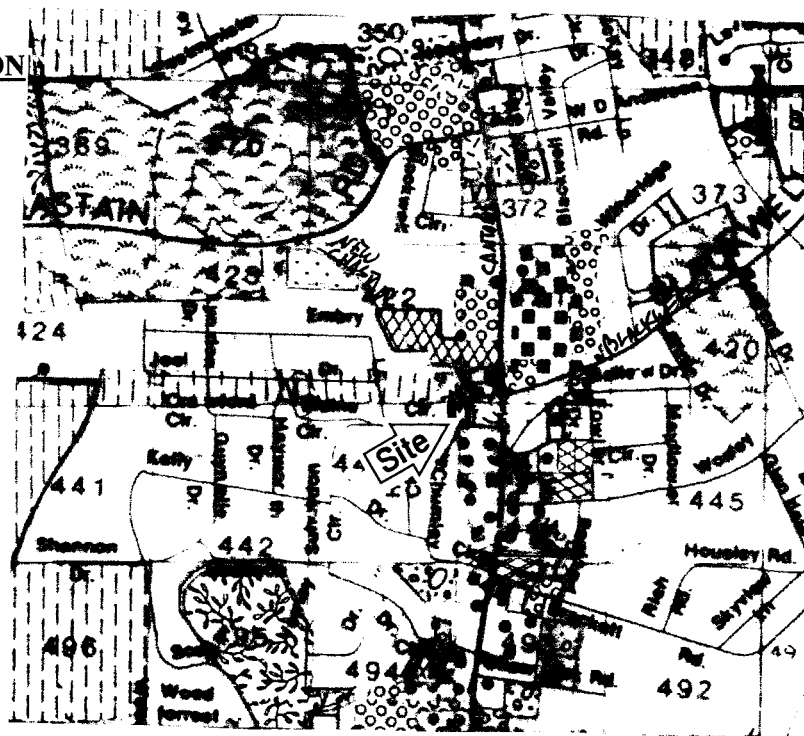
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

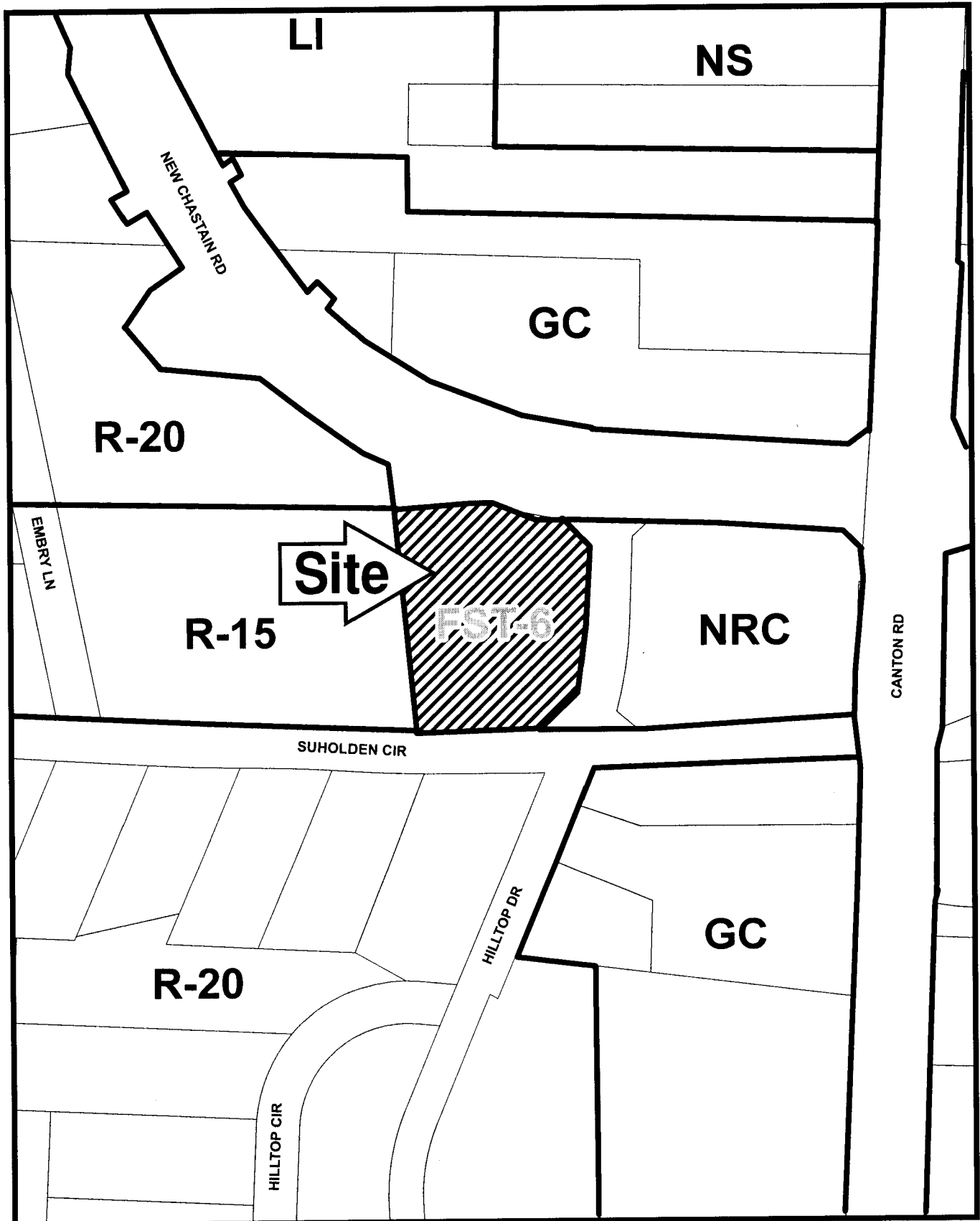
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-8



This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100 Feet



Draft Parcel Boundary
Approximate Zoning Boundary

APPLICANT: Heritage Hospice

PETITION NO.: Z-8

PRESENT ZONING: FST-6

PETITION FOR: OI

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Low Density Residential (1 to 2.5 units per acre)

Proposed Number of Buildings: 1 Total Square Footage of Development: 11,808

F.A.R. 9,083 Square Footage/Acre

Parking Spaces Required: 19 Parking Spaces Provided: 20

The applicant is requesting the OI zoning district to develop a hospice facility. The proposed building would be one-story over a basement that will have a residential appearance. The building would have a brick exterior with a pitch asphalt shingle roof. The proposed hospice would have room for 12 beds, and would be open seven days a week.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Fire Hydrant
 - a. Commercial: Fire hydrant within 500 feet of most remote part of structure.
 - b. Residential: Fire hydrant within 500 feet of structure.
3. Fire apparatus access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2003 Edition. **All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20-feet, 25-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches.** Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-feet wide roadway + 45-feet).

Additional Comments:

APPLICANT Heritage Hospice

PETITION NO. Z-008

PRESENT ZONING FST-6

PETITION FOR OI

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

Available at Development? ☒ Yes ☐ No
Fire Flow Test Required? ☒ Yes ☐ No

Size / Location of Existing Water Main(s): 6" DI / W side Hilltop Cir

Additional Comments: Meter to be at entrance

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? ☒ Yes ☐ No
At Development? ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: In Suholden Cir, if elevations allow

Estimated Waste Generation (in G.P.D.): **A D F** 1500 **Peak** 3750

Treatment Plant: Noonday

Plant Capacity Available? ☒ Yes ☐ No
Line Capacity Available? ☒ Yes ☐ No
Projected Plant Availability: ☒ 0 - 5 year ☐ 5 - 10 years ☐ over 10 years
Dry Sewers Required? ☐ Yes ☒ No
Off-site Easements Required? ☐ Yes* ☒ No
Flow Test Required? ☐ Yes ☒ No
Letter of Allocation issued? ☐ Yes ☒ No
Septic Tank Recommended by this Department? ☐ Yes ☒ No
Subject to Health Department Approval? ☐ Yes ☒ No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

If private lift pump necessary, it would be approved for this business only, and flow must be received at road ROW by gravity

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Heritage Hospice

PETITION NO.: Z-8

PRESENT ZONING: FST-6

PETITION FOR: OI

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek FLOOD HAZARD INFO: Zone X

- ☐ FEMA Designated 100 year Floodplain Flood.
- ☐ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Location: _____

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☐ County Buffer Ordinance: 50' , 75' , 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☒ Potential or Known drainage problems exist for developments downstream from this site.
- ☒ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☒ Minimize runoff into public roads.
- ☒ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream ____.
- Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☒ Stormwater discharges through an established residential neighborhood downstream.
- ☒ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream detention ponds.

APPLICANT: Heritage Hospice

PETITION NO.: Z-8

PRESENT ZONING: FST-6

PETITION FOR: OI

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☐ Existing facility.
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☒ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown _____
- ☐ Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. This entire site drains to the west through an adjacent residential parcel to an existing detention pond located on this lot. The dam for this pond appears to be owned by Cobb DOT. Any stormwater impacts to this existing structure must be addressed with Cobb DOT and the adjacent property owner. From this pond the receiving stream flows north parallel to New Chastain Road to the detention pond for Chastain Ridge S/D. Storage routings must be performed during Plan Review as part of the site hydrologic analysis to verify no adverse impacts to these two ponds.
2. Adequate landscaping or natural buffer must be provided to screen the proposed detention pond from the adjacent residential property and New Chastain Road.

APPLICANT: Heritage Hospice

PETITION NO.: Z-8

PRESENT ZONING: FST-6

PETITION FOR: OI

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hilltop Drive	1200	Non-residential Local	25 mph	Cobb County	60'
New Chastain Rd	17100	Arterial	45 mph	Cobb County	110'
Suholden Circle	NA	Local	25 mph	Cobb County	50'

Based on 2004 traffic counting data taken by Cobb County DOT. (Hilltop Drive)

Based on 2004 traffic counting data taken by Cobb County DOT. (New Chastain Road)

COMMENTS AND OBSERVATIONS

Hilltop Drive is classified as a Non-residential Local and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

New Chastain Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Suholden Circle is classified as a Local and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along all road frontages.

No access to New Chastain Road.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Hilltop Drive, a minimum of 30' from the roadway centerline and b) donation of right-of-way on the north side of Suholden Circle, a minimum of 25' from the roadway centerline.

Recommend installing sidewalk, curb and gutter along all road frontages.

Recommend no access to New Chastain Road.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-8 HERITAGE HOSPICE

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal is located in an area that contains a drugstore, a gas station, other retails uses, and single-family houses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be residential in character, and would be a less intense use than building townhouses on this property. Additionally, Staff believes less of the property would be developed with the applicant's proposal.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential Land Use Category. However, it should be noted that the current zoning of the property doe not meet the Land Use Plan either.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The applicant's proposal is not in accordance with the *Cobb County Comprehensive Plan*.

Based on the above analysis, Staff recommends DENIAL.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.